

WASHINGTON COUNTY PLANNING COMMISSION MINUTES

January 2, 2020

7:00 p.m.

Supervisors Room, County Courthouse, 1555 Colfax Street, Blair, Nebraska

“All Commission members receive staff reports approximately one week prior to the meeting”

MEMBERS PRESENT

Gary Lambrecht
Matt Mathiesen
Steve Neuverth
Kevin Hartzell
Lyle Schjodt
Doug Wolfe
Mike Anderson

STAFF PRESENT

Ryan Sullivan
Teresa McBride
Lori Diefenbaugh

COMMISSION ACTION:

Chairman Lambrecht called the meeting to order at 7:00pm.

Roll call by Ryan Sullivan. All members were present.

With regard to the December 5, 2019 minutes, the following action was taken:

Wolfe asked if the fee schedule discussed last month was included in the recommendation to the Board, Sullivan clarified that it was.

MOTION: Anderson
I move the minutes be approved.

SECOND: Schjodt

VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Schjodt, Wolfe, Anderson, Hartzell
Nay - none

MOTION CARRIED

With regard to the agenda, the following action was taken:

MOTION: Anderson
I move the agenda be approved as presented.

SECOND: Mathiesen

VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Schjodt, Wolfe, Anderson, Hartzell
Nay – none

MOTION CARRIED

Chairman Lambrecht welcomed everyone and stated this meeting will be conducted in accordance with the Nebraska Open Meetings Act and a copy of that Act is posted on the door and wall.

OLD BUSINESS

Conditional Use Permit reviews: Approved Administratively per County Zoning Regulations Section 6.14 and 6.18.
None

ELECTION OF OFFICERS – Required at the first meeting of 2020.

Chairman Lambrecht opened the nominations for Chairman of the Planning Commission

MOTION: Anderson
I nominate Lambrecht for Chairman.

SECOND: Schjodt
I move nominations cease and Lambrecht be elected as Chairman.

VOTE: Aye - Lambrecht, Mathiesen, Neuverth, Schjodt, Wolfe, Anderson, Hartzell
Nay – none

MOTION CARRIED

Chairman Lambrecht opened the nominations for Vice Chairman.

MOTION: Wolfe
I nominate Mathiesen for Vice-Chairman

SECOND: Schjodt
I move nominations cease and Mathiesen be elected as Vice-Chairman.

VOTE: Aye - Lambrecht, Mathiesen, Neuverth, Schjodt, Wolfe, Anderson, Hartzell
Nay – none

MOTION CARRIED

PUBLIC HEARING

1. CUP

Matt O’Daniel requests a CUP for an accessory building prior to construction of the primary building on property zoned A-1 in accordance with Section 3.15.02 of the Zoning Regulations. Property is Tax Lot 18 in Section 28 Township 17 North-Range 10 East of the 6th PM. (General Location is Co Rd P15 and Co Rd 38, Arlington NE)

Trent Hansen represented the O’Daniels. The building will be approximately 84’ x 240’. The house will be started in the spring as weather permits. The house plans have been submitted to the Planning office.

Chairman Lambrecht opened the public hearing.
Chairman Lambrecht closed the public hearing.
Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Wolfe
I make a motion to approve the request for an accessory building before the house with a term of two years.
SECOND: Anderson
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Schjodt, Wolfe, Anderson, Hartzell
Nay – none
MOTION CARRIED

2. Preliminary Plat

Barry and Vicki Kolterman request approval for a preliminary plat in accordance with Article 1, Article 3, Article 4, Article 6, Article 7, and Article 9 of the subdivision regulations, as well as the Residential Land Use Policy Guidelines of the Comprehensive Development Plan. The property is a 60 acre parcel zoned A-1 located TL 65 in 6-17-12. (General Location is CR 32 and CR P35, Blair NE) The request is for Homestead 77, First Addition along with the replat of the original Homestead 77 to follow.

Barry Kolterman was accompanied by Randy Rector, Surveyor, and Dan Norman, Civil Engineer, who were there to answer any questions the commission might have.

The commission discussed the drainage study, the road grade (will not exceed 10%), motion gates, water lines, free roaming livestock, fences, covenants, the HOA and road maintenance.

Chairman Lambrecht opened the public hearing.
Chairman Lambrecht closed the public hearing.
Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Lambrecht
I make a motion to approve the preliminary plat for agenda item #2 (Homestead 77 1st Addition).
SECOND: Hartzell
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Schjodt, Wolfe, Anderson, Hartzell
Nay – none
MOTION CARRIED

3. Replat

Barry and Vicki Kolterman request a replat of Homestead 77, in order to add two additional buildable lots in conjunction with the Shire Point Way extension into Homestead 77, 1st Addition. This replat affects Lots 6-9 and will be in accordance with Section 2.05 of the subdivision regulations. This replat will also have Outlot A and Outlot B becoming numbered lots as they both have permanent improvements that have been previously constructed.

The commission discussed the existing community building and the extension of the road to the new subdivision.

Chairman Lambrecht opened the public hearing.
Chairman Lambrecht closed the public hearing.
Chairman Lambrecht asked for thoughts and actions from the Commission.

MOTION: Anderson
I make a motion to approve the replat as submitted.
SECOND: Mathiesen
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Schjodt, Wolfe, Anderson, Hartzell
Nay – none
MOTION CARRIED

NEW BUSINESS

ITEMS FROM THE STAFF

ITEMS FROM THE MEMBERSHIP

ITEMS FROM THE PUBLIC

ADJOURNMENT

MOTION: Wolfe
I move to adjourn the meeting.
SECOND: Neuverth
VOTE: Aye – Lambrecht, Mathiesen, Neuverth, Schjodt, Wolfe, Anderson, Hartzell
Nay – none
MOTION CARRIED

The meeting was adjourned at 7:44 pm.

Gary Lambrecht, Chairman